

BUILDING CONTROL – ACCESS STATEMENT by SPASE Design

Ref. 1703-West Parley- BRegs Access Statement

Date: 16.08.2024

Location:

West Parley Community Hub, 275 Christchurch Road, West Parley, Ferndown BH22 8SQ.

Proposals: Refurbishment/ Re-roofing of Existing Community Hub building.

Client: West Parley Parish Council.

Section 1: Access to Site

Car Parking – 87 no total existing general parking spaces.

2 no existing disabled parking spaces, clearly marked and strategically positioned to enable a disabled person to gain easy access to any entrance of the Community Hub building. The disabled parking bays have a 1200mm wide accessibility zone to the side and to the front or rear of the parked car.

Existing General Parking spaces - 2.5m x 5.0m long with 6.0m manoeuvrability space for cars to turn. Accessible routes are tarmac surfaces – firm, durable and slip-resistant with gradient no more than 1in20, in compliance with Part M volume 2.

Bus Routes /Taxis- via Christchurch Road and linked by the shared vehicular access to the car park.

Public footpaths (right of way) - Existing right of way public footpaths link the Playing Fields, Recreation Ground and lead to Christchurch Road.

Section 2: Building Environment

Locations and orientation of entrances. - Two existing principal entrances are prominent and to the front North-East elevation (facing the playing fields) and to the rear South-West elevation (facing the car park). Accessible footpath routes are directed to these principal entrances.

Level thresholds. - provided to principle entrances.

Hard landscaping. - 6.0m wide tarmac roads with traffic flow to enable cars to enter and leave the site in forward gear. Turning for fire appliance, refuse collection and deliveries unloading is available in the car park.

Width/Gradients to footways. - 1.2m min. width pavements at no more than 1in20 gradient leading to the principle entrances. The site is fairly level throughout.

Ramps. - New access ramps (1:12 max gradient) with handrails provided each side 900mm high (Part M and Part K compliant) to the South-West elevation entrance, to enable level threshold / wheelchair accessibility to the Main Function Room, new public disabled WC and male/ female toilets.

External Lighting. - Photocell and PIR light switching provided to principle entrances.

Section 3: Building or Structures

Materials

Construction – walls, doors etc. - External walls are buff coloured brickwork at low level with white render over. UPVC principle entrance doors, with full height glazed vision panels.

Internal floor surfaces. - Concrete ground floor slab.

Wood floor finish to function room area, reception and Pre-School Venue.

Non-slip vinyl finish to kitchens, WC's and Changing Rooms. Carpet finish to new Office & corridor.

Movement within building

Stairs/ lifts. - None, existing internal floor space is level throughout. Demolition of the first floor structure involves the removal of both the internal staircase and the external metal stairs.
Corridor design – widths, changes in level. – Existing internal ground floor access routes remain unchanged.

Key features of activity or building use

Reception. – Open space area, leading to ...
Main Function Room – Open space area with new roof lantern & rooflight over. Bar Area removed.
Kitchen 1 & Stores – to serve main Function Room.
Pre-School Venue – Enclosed space to include kitchenette worktops, sink and fridge, linked with...
Office/ Staff room. - & corridor to Pre-School WC's.
Kitchen 2 – linked with Pre-School & Function Room.
Store Area – including refrigeration units.
Changing Rooms/ Umpire Room – as existing/ unchanged sports facilities with benches/ showers etc.
Existing Male/ Female/ Disabled WC – unchanged on S/E side of building.
New Male/ Female/ Unisex Disabled WC – proposed on S/W side of building. The new Unisex wheelchair-accessible toilet with corner WC and fittings should comply with Approved Doc. Part M3, Section 5 and diagrams 18-20.

Section 4: Means of Escape

30 Minute Fire Compartmentation – To be provided to the main Function Room, compartmented with the existing 30 minute fire-resisting walls and new FD30's self-closing doors, provided with fire seals. All Fire doors are to open outwards in the direction of the nearest means of escape entrance.

Fire Barriers in Ceiling Void (30/30 rated) – new fire barriers are to be provided within the suspended ceiling voids, to be rated equal or greater than the fire-resistance of the walls below ie. at least 30/30 minute rated (smoke and spread of flame).
Additional fire barriers are to be provided in the ceiling where void spaces exceed 20 metres (as shown on the plans in the Main Function Room), as approved document AD.B, 9.3b, Table 13.

Provide facilities for physical evacuation – Fire precaution measures to be as a 'Fire Strategy Plan' – indicating an audio-visual fire alarm system, smoke alarm detection, emergency lighting, exit signage, fire call points, fire doors (designation), final exits from the building (and assembly point in the car park - to be confirmed with the client).

Emergency Lighting Provision – to comply with BS.5266-1, to include external escape where new exit points are formed.

Fire Alarm installation – to comply with BS.5839.

Section 5: Signs / Safety Information

Fire Signage – All to comply with BS.5499-4.

Fire Safety Information – Regulation 38 fire safety information should be passed on to the responsible person upon completion of the works.